

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES

TUESDAY, MAY 4, 2010

Bonsall Community Center

31505 Old River Road

Bonsall, CA 92003

1. Administrative Items

- A. Roll:
PRESENT: Morgan, Davis, Lintner, Mallett, Norris, Rosier
ABSENT: None; One vacancy
- B. Corrections/additions to Agenda:
- Add voting item: General Plan Update: Request for comments on maps A and B
 - Add information item: Annual planning group training date (northern site) has changed
- C. Approval of meeting minutes:
- Minutes for the April meeting were not available and will be a voting item at next meeting.
- D. Public Communication:
Mr. Maverick stated that there is graffiti on the Camino Del Rey Bridge. He was encouraged to call the Sheriff's department to report it.

Leigh Ann Howard stated that the San Luis Rey horse racing facility was purchased in 2007 by Magna International Developments with the goal to eventually develop the land. There has been a suggestion to have the Estrella's Kitchen move to the SLR racing facility. This restaurant used to be located at Hwy 76 and Camino Del Rey but is closed due to the highway expansion. The restaurant currently located on SLR racing facility is a legal non-conforming use and Estrella's restaurant should be able to move in under that condition. As this item was not a voting item on the agenda no action was taken.

- E. Reports:
- SANDAG: This agency has a 2050 plan that calls for mass transit, building pads and bike paths throughout the region.
 - SD Regional Airport Authority: This agency is expanding terminals with no plans for connection to mass transit.
 - NCTD: The current cost of the Sprinter is \$477.6 million. The original estimate was \$60 million. Ridership has dropped from 11,600 weekly to 7,300 weekly.
 - LAFCO and Water Info: LAFCO approved some water policy guidelines on May 3, 2010. The agency must verify that water can be reasonably expected to be available during a drought emergency. But this only applies to annexation areas by a water agency.



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ACTION ITEMS



2. PLANNING AND LAND USE

A. Wild Tentative Parcel Map TPM21170

Motion by Norris to continue due to lack of applicant present to answer questions; second by Lintner passed 6-0.

B. Golf Green Estates TM5498 – Replacement Map 3

This project presented its replacement Map 3 again and gave an overview:

- 94 proposed lots with front/rear yard conflicts addressed
- Proposing standard public streets
- A trail connection will be made within the western area of the development where two cul-de-sacs now divide the neighborhood. There is a concern about safety along this trail. It was stated that the easement is 20 foot wide with a proposed 10 foot wide trail.
- Pedestrian access on Old River Road will be in the form of decomposed granite (DG). There is a safety concern for DG trails along Old River Road. In this area some BCSG members want to see a DG shoulder/sidewalk./trail on the west side of Old River Road for pedestrian safety. Some feel that this would actually create a safety hazard.
- BCSG would like to see some designs for the houses, which have not been presented.
- Landscape plans will be included on site plans.

A motion was made by Norris to continue the project upon receipt of the following:

- Style and construction materials for the project
 - That the project conforms to five minimal standards of the Design Review Board
- Second by Mallett; Passed 5-1.

3. PERMITS AND VARIANCES

A. P10-007 3300-10-007 Ormsby Cell Site

AT&T proposes a wireless telecommunications facility on this residentially-zone property. The project applicant presented plan details and visual simulations for discussion. The project t proposes two antennae locations on the property:

- One on the west side of the home that would camouflage antennae in a faux chimney that is similar in design to an existing chimney on the house.
- Antennae on the east side of the home would be camouflaged in an existing shed that would be heightened to provide area for necessary equipment.

The BCSG expressed the following concerns:

- The shed should be dressed up a bit compared to what is shown in the simulations
- There is concern about noise emanating from generators located on the west side at the base of the faux chimney; this neighborhood area experiences frequent outages that could cause the generators to start-up more often than other sites.
- A noise study was requested
- A road maintenance agreement was requested

A motion was made by Lintner to deny the project; Second by Davis; Vote passed 4 -2.

GENERAL PLAN UPDATE: REQUEST COMMENTS ON MAPS A AND B

The County of SD has asked the BCSG to review specific sections of draft maps A and B and express comments for zoning consistency in specified areas.



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Map A		
Number	Map Location	BCSG Comment/Recommendation
1	1Z	A70 consistent with public lands; Proposed parking lot and trail head
2	2Z	C30 consistent with office/commercial – <u>Correct this item</u>
3	3Z	A70 consistent with rural lands; will be developed by Hwy 76 expansion?
4	4Z	VR73 Village Residential; TM5498 Golf Green Estates is project proposed at this time
5	5Z	S80 Open space; Floodplain; Proposed park land
6	6Z	C40 Rural Commercial - <u>Correct this</u> (SLR Downs & Golf Course)
7	7Z	<u>VR15 Proposed; County stated at our meeting 1 du/2 acres</u>
8	8Z	<u>Proposing VR 4.3 (part of Vessels) County agreed to 1 du/2 acres for consistency with the plan</u>

Map B		
Number	Map Location	BCSG Comment/Recommendation
1	Camino Del Rey & Camino Del Cielo	<u>VR15 Village Residential; recommended lot size = 6,000 sq. ft.; Sponsor Group does not agree. Water district issues and traffic across from school. Not approved in Community Plan.</u>
2	1L	Designates TM5498 Golf Green Estates in process
3	1LB	<u>VR15 Proposed; Devon Muto stated at our meeting 1 du/2 acres</u>
4	2L	<u>Proposing VR 4.3 (part of Vessels) County agreed to 1 du/2 acres for consistency with the plan (from 1 acre to 10,000 sq. ft.) Same as item 8 above. Not approved in Community Plan.</u>
5	3LA	Rural village adjacent to Oceanside and Fox Run; county recommends to reduce size from 1 du/2 acres to 1 du/1 acre; Note this now has three separate areas that do not relate to rural village listed as rural village. Sponsor Group is not in support of this change that is in direct opposition to General Plan.
6	3LB	County recommends to reduce size from 1 du/2 acres to 1 du/ 1 acre; BCSG agrees
7	4L	Semi-rural; County recommends reducing size from 1 du/2 to 8 acres to 1 du/2 acres. <u>Not approved in Community Plan.</u>
8	5L	County recommends reducing size from 1 du/8 acres to 1 du/4 acres. BCSG <u>Not approved in Community Plan.</u>
9	6L	County recommends reducing size from 1 du/10 acres to 1 du/4 acres. BCSG <u>Not approved in Community Plan</u>
10	7L	County recommends reducing size from 1 du/20 to acres to 1 du/4 acres. <u>BCSG Not approved in Community Plan.</u>

INFORMATION ITEMS

The date for the annual planning group training date for the northern San Diego site has changed to June 5 in Escondido.



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There has been a proposal to install two lights on a curve on W. Lilac Road. There have been no recently reported accidents due to the curve and the suggestion was made by a county staff person not a community citizen. The BCSG is not interested in having large high-powered lights installed in the community unless they are necessary for safety.

ADJOURNMENT

The meeting was adjourned at 9:57 PM.



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